016.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,009,000 / 1,009,000
					USE VALUE:	1,009,000 / 1,009,000
					ASSESSED:	1,009,000 / 1,009,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14	-14A	MOTT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MITRANO SALVATORE A
Owner 2:	
Owner 3:	
Street 1:	24 KAREN RD
Street 2:	
Twn/City:	WAKEFIELD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01880 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,030 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1940, having primarily Vinyl Exterior and 2541 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6030.000	528,300		480,700	1,009,000
Total Card	0.138	528,300		480,700	1,009,000
Total Parcel	0.138	528,300		480,700	1,009,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.09 | /Parcel: 397.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 016.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	528,200	0	6,030.	480,700	1,008,900	1,008,900	Year End Roll	12/18/2019
2019	104	FV	389,800	0	6,030.	510,800	900,600	900,600	Year End Roll	1/3/2019
2018	104	FV	389,800	0	6,030.	372,600	762,400	762,400	Year End Roll	12/20/2017
2017	104	FV	366,000	0	6,030.	324,500	690,500	690,500	Year End Roll	1/3/2017
2016	104	FV	366,000	0	6,030.	276,400	642,400	642,400	Year End	1/4/2016
2015	104	FV	326,900	0	6,030.	270,400	597,300	597,300	Year End Roll	12/11/2014
2014	104	FV	326,900	0	6,030.	222,300	549,200	549,200	Year End Roll	12/16/2013
2013	104	FV	339,800	0	6,030.	211,500	551,300	551,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1414

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEBALKA JOANNE	1190-69		7/6/1998		308,000	No	No		Madeline M Mitrano dod 1/21/2004

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2004	334	Siding	23,100	C		G6	GR FY06	VINYL
9/27/1999	632	Redo Bat	12,000	C				REMOD KIT & 2 BTHS

ACTIVITY INFORMATION

Date	Result	By	Name
2/18/2020	Mail Update	MM	Mary M
7/25/2018	MEAS&NOTICE	PH	Patrick H
5/8/2009	Measured	372	PATRIOT
3/11/2005	Permit Visit	BR	B Rossignol
3/8/2005	External Ins	BR	B Rossignol
11/2/1999	Inspected	267	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	267	PATRIOT
8/24/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 11677
GIS Ref:
GIS Ref:
Insp Date: 07/25/18

!1414!

PRINT

Date	Time
12/10/20	17:01:13

LAST REV

Date	Time
02/18/20	13:04:47

mmcmakin

USER DEFINED

Prior Id # 1:	11677
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6030		Sq. Ft.	Site		0	80.	1.00	1									480,721						480,700	

Total AC/HA: 0.13843 | Total SF/SM: 6030 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 480,721 | Spl Credit | Total: 480,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06322312
Const Adj.:	1.00490558
Adj $ / SQ:	181.635
Other Features:	128000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	648966
Depreciation:	120708
Depreciated Total:	528258

COMMENTS

RECK 2001.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1999
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

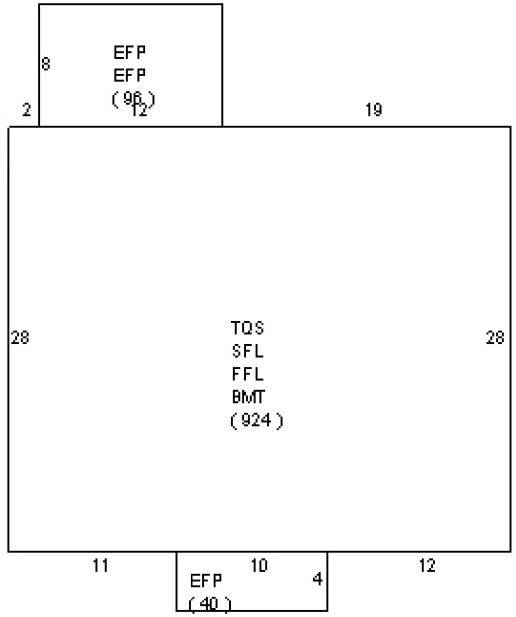
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	181.63
Special Features:	0	Val/Su Net:	142.90
Final Total:	528300	Val/Su SzAd	207.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	924	54.490	50,349
FFL	First Floor	924	181.630	167,830
SFL	Second Floor	924	181.630	167,830
TQS	3/4 Story	693	181.630	125,873
EFP	Enclos Porch	232	39.150	9,083

Net Sketched Area:	3,697			Total:	520,965
Size Ad	2541	Gross Are	3928	FinArea	2541

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

016.0-0006-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	